



lindsays

21 Glenprosen Drive,
Dundee, DD3 8EP

"A bright first floor two bedroom flat in the popular "Glens" area of Dundee"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Shared Drying Green

EPC Rating C

OFFERS OVER £105,000



Description

An excellent opportunity to purchase this attractive first floor flat which is set within a block of four similar style properties in the very popular "Glens" area of Dundee close to the Kingsway Retail Park.

The property does require a degree of upgrading which is reflected in the price. Practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the freestanding oven, washing machine and fridge freezer in the kitchen.

The accommodation comprises a bright west facing lounge, galley style kitchen, two double bedrooms with both benefitting from fitted wardrobes and the modern shower room.

Externally at the rear of the property lies a well maintained shared drying green. Parking is available on Glenprosen Drive.

This is an ideal purchase for an investor or a first time buyer and viewing is recommended.

Area

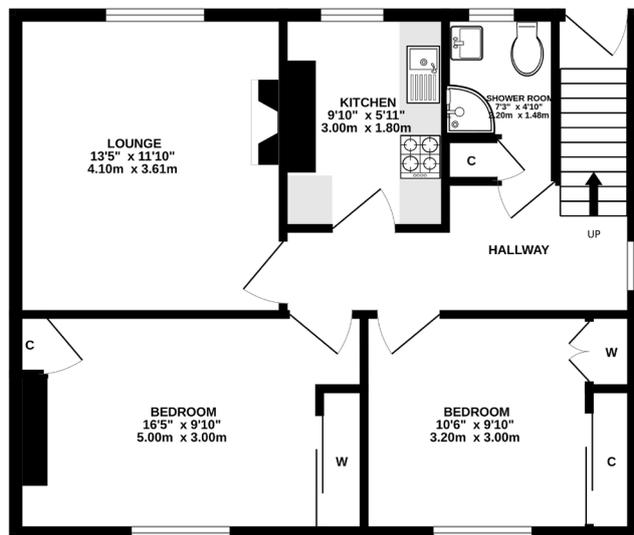
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

Viewing

By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 52025

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.